

CITY OF VANCOUVERSPECIAL COUNCIL - OCTOBER 28, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 28, 1976, at 7:30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich

ABSENT: Alderman Cowie

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Rezoning - West Side of Renfrew Street Between East 1st
and East 2nd Avenues

An application has been received from Mr. Frank Musson, Architect on behalf of Kelly Douglas and Company Limited, to rezone Lots A, 25-27, Block 48, Section 32, T.H.S.L., being the west side of Renfrew Street between East 1st and East 2nd Avenues.

FROM: (RS-1) One-Family Dwelling District, and
(C-1) Commercial District

TO: (CD-1) Comprehensive Development District

The (CD-1) By-law restricts the form of development as follows:

1. USES: Supermarket
And Customarily Ancillary Facilities
including Off-Street Parking and Loading.
2. FLOOR
SPACE
RATIO: Shall in no case exceed 0.275
3. HEIGHT: Shall not exceed 1 storey nor 28 feet as
measured from the average building grade
of East 2nd Avenue as determined by the
City Engineer.
4. OFF-STREET
PARKING: 108 spaces shall be provided.
5. OFF-STREET
LOADING: Shall be provided in accordance with Section
13 of the Zoning and Development By-Law No.
3575.

And subject to the following:

- i. The detailed scheme of development shall
first be approved by the Director of
Planning following further advice from the

Cont'd . . .

Rezoning - West Side of Renfrew Street Between East 1st
and East 2nd Avenues (Cont'd)

Urban Design Panel having due regard to the overall design, provision and maintenance of landscaping, screening, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment.

- ii. That vehicular ingress and egress, off-street parking and loading be provided satisfactory to the City Engineer.
- iii. That the existing lane be relocated as detailed in Appendix E of the September 30, 1976 report and be dedicated to the City.
- iv. That the necessary retaining walls be provided at the expense of the owners adjacent to the relocated lane.
- v. Prior to the approval of the Development Permit Application, the owner shall consolidate the total site as one and so register in the Land Registry Office.

Mr. H. Schesser, Planning Department, explained the proposed development in detail for the information of the meeting. He advised that following meetings with the applicant, the City Engineer recommends that the ingress to the parking lot from East 2nd Avenue be used only for the purpose of truck loading and unloading.

The Mayor called for speakers for or against the application and representations were received from the following:

- Mr. A.A. Fiddes, 2802 East 1st Avenue, presented a petition signed by ten residents from the 2800 Block East 1st and 2nd Avenues. The petitioners felt taking more property in the block for commercial zoning and leaving the remainder residential was unfair and would result in a deterioration of property values, and therefore they recommended the remainder of the block be purchased by the developers or, alternatively, the entire block be rezoned Commercial.
- Mr. T. Grippo, 2858 East 2nd Avenue presented a brief and petition with 49 signatures opposing the encroachment of commercial zoning into a residential area and the resultant loss of three single family homes which would be demolished if the development went ahead. If the existing supermarket building was enlarged down the block on East 2nd Avenue, approximately half the houses on the opposite side of East 2nd Avenue would have their view blocked; however, if the existing rundown building was demolished and a new store built on Renfrew between 1st and 2nd Avenues, residents would not object to a parking area for shoppers in front of their homes.
- Mr. M. Kowalchuk, 2838 East 2nd Avenue, also addressed Council and expressed opposition to any building on East 2nd Avenue. Long term residents had sufficient faith in their neighbourhood to approve a community centre and local improvement; they did not want creeping commercialization in the area.
- Mr. G. Arnold Birks, for Kelly Douglas and Company Limited, relating the history of the existing store at 2nd Avenue and Renfrew Street stated the Company was not involved in the area until the Economart organization was purchased two years ago and the redevelopment of the store at Renfrew Street and 1st Avenue became a top priority. It was proposed to increase the present shopping area from 16,000 square feet to 23,000 square feet by the addition of 83 feet to the store exterior. Another store, operated by Kelly Douglas at 1st Avenue and Commercial Drive would be closing in December and it was hoped a larger and more efficient supermarket at 1st Avenue and Renfrew Street would provide improved merchandising service for the neighbourhood.

Special Council (Public Hearing), October 28, 1976 3

Rezoning - West Side of Renfrew Street Between East 1st
and East 2nd Avenues (Cont'd)

- Mr. Frank Musson, Architect for the applicants also spoke.

The Director of Planning and Assistant City Engineer, Traffic Division, answered questions from Council on the proposal.

MOVED by Ald. Kennedy,

THAT the rezoning application be approved subject to the conditions set out by the Director of Planning.

(lost)

(Aldermen Bird, Boyce, Harcourt, Marzari, Rankin, and Volrich opposed.)

MOVED by Ald. Bird (in amendment),

THAT the following be added to Alderman Kennedy's motion:

"and subject to the proposed structural expansion taking place to the north of the present building on the site".

- LOST

(Aldermen Harcourt, Kennedy, Marzari, Rankin, Sweeney, and the Mayor opposed.)

The Amendment having lost, the Motion of Alderman Kennedy was put and Lost.

2. Text Amendment to Schedule E - Building Lines - Part II
Both Sides of Joyce Street Between Euclid and East 41st
Avenues

An application has been received from the Director of Planning requesting a text amendment to Schedule E - "Building Lines - Part II" to establish a building line on the properties on both sides of Joyce Street between Euclid and East 41st Avenues for future street widening.

Council was advised an 80 foot street allowance is required for four lanes plus a left turn bay on either side of Kingsway. Approximately 60% of the required widening between Euclid and East 41st Avenues has been obtained.

The Vancouver City Planning Commission and the Director of Planning recommended approval.

Mr. L.B. Adams, speaking on behalf of Joyce Street residents, presented a brief and a petition containing 42 signatures opposing further widening on Joyce Street and expressing concern about the present heavy volume of traffic, particularly truck traffic. Residents invited members of Council to tour the area and requested that they be kept informed of any changes affecting Joyce Street.

Responding to questions on parking restrictions Mr. R.C. Gascoyne, Assistant City Engineer, Traffic Division, agreed it might be necessary to restrict parking on Joyce Street, if the volume of traffic necessitated such a move. He pointed out the road was presently a four lane City arterial and the new building line was required to establish a left-turn bay at Kingsway.

MOVED by Ald. Kennedy,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

3. Rezoning - Gabriola Mansion - Block Bounded by Davie, Cardero,
Pendrell and Nicola Streets

An application has been received from the Director of Planning to rezone the block bounded by Davie, Cardero, Pendrell and Nicola Streets, which contains Gabriola Mansion, designated a Heritage building.

FROM: (RM-4A) Multiple Dwelling District

TO: (WED) West End District

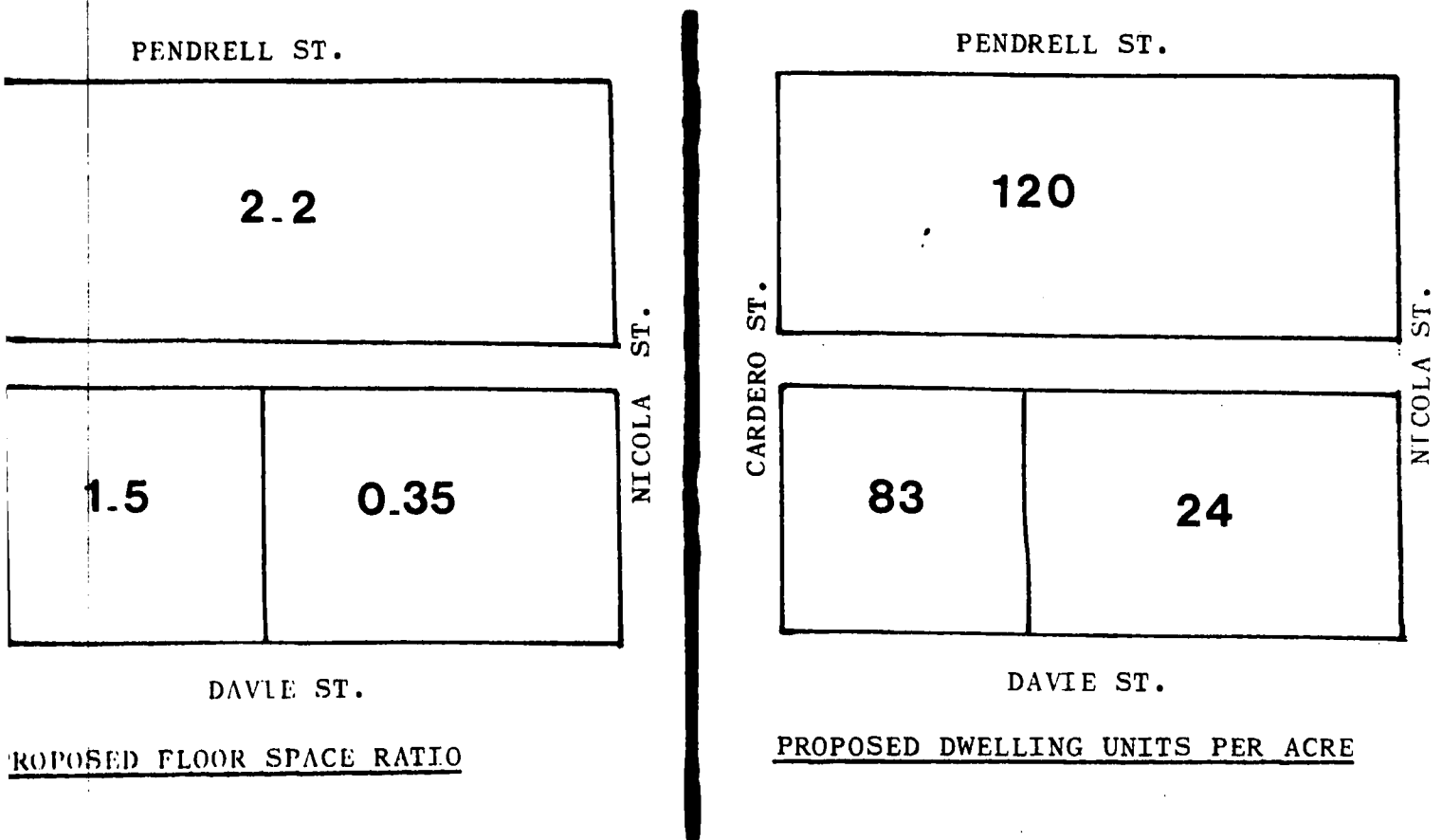
as follows:

Cont'd . . .

Special Council (Public Hearing), October 28, 1976 4

Rezoning - Gabriola Mansion - Block Bounded by Davie, Cardero,
Pendrell and Nicola Streets (Cont'd)

- A. That the block bounded by Davie, Cardero, Pendrell and Nicola Streets be rezoned from (RM-4A) Multiple Dwelling District to (W.E.D.) West End District.
- B. To amend the West End Official Development Plan so as to restrict the form of development to the floor space ratio and units per acre shown on the map below.



- C. To further amend the West End Official Development Plan by establishing a new use - "Commercial in Heritage Buildings" - as follows:

"Commercial in Heritage Buildings: The Development Permit Board may, at its discretion, permit commercial use (e.g. restaurant) in Designated "A" Heritage Buildings."

- D. Any consequential amendments.
- E. To repeal the (RM-4A) Multiple Dwelling District Schedule from the Zoning and Development By-Law No. 3575.

The application was approved by the Vancouver City Planning Commission and the Director of Planning.

The Mayor called for speakers for or against the application and Mr. P.R.U. Stratton addressed the Council and presented a brief on behalf of the Save Our Parkland Association opposing the rezoning of the block.

The Association's brief proposed that, after rezoning the whole block to a floor space ratio of 1.5 to conform with the surrounding area, the whole of the southerly half-block be donated by Dominion Construction to the City and in return the development rights for the whole half block to the south be transferred to the northerly block; that the Angus Apartments be leased by the City to Dominion Construction and the Company be granted a concession for a nominal fee to operate Gabriola Mansion as a restaurant.

Special Council (Public Hearing), October 28, 1976 5

Rezoning - Gabriola Mansion - Block Bounded by Davie, Cardero,
Pendrell and Nicola Streets (Cont'd)

MOVED by Ald. Volrich,

THAT the rezoning application by the Director of Planning be
approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

SECONDED by Ald. Bird,

THAT the report of the Committee of the Whole be adopted and that
the Director of Legal Services be instructed to prepare and bring in the
necessary amendments to the relevant by-laws.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:05 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of October 28, 1976, adopted on
November 9, 1976.

A. Phillips
MAYOR

B. T. Little
CITY CLERK